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in consideration of the sum of No Dollars (\$0), the Corporation does grant and convey unto EWING PROPERTIES LIMITED PARTNERSHIP, a Maryland limited partnership and sole shareholder of the Corporation, its successors and assigns, all that property described in Exhibit A, attached hereto, and made a part hereof.

TOGETHER WITH the buildings and improvements thereupon erected, made, or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the above-mentioned premises and hereby intended to be conveyed; together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said EWING PROPERTIES LIMITED PARTNERSHIP, its successors and assigns.

As described in Section 14-113 of the Real Estate Article of the Annotated Code of Maryland, this grant is not a part of a transaction in which there is a sale, lease, exchange, or other transfer of all or substantially all of the property and assets of the Corporation, such as would be required to be reflected in Articles of Transfer.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter, or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property granted and it will warrant specially the property granted and it will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said Grantor.

Test:

EWING PROPERTIES, INC.

Therese V. Bowen

Virginia E. Bowen (Seal)
Virginia E. Bowen
President